HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

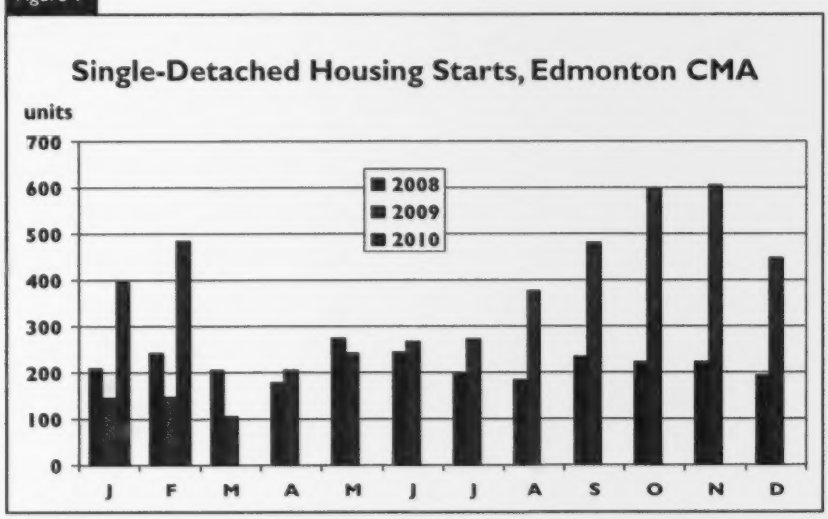
New Home Market

Continued Gains for New Housing Starts in February

Total new housing activity continued to improve across Greater Edmonton in February, with the industry reporting its eighth consecutive month of year-over-year increases in housing starts. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 642 units in February compared with 213 units in February 2009. So far this year, housing starts have amounted to 1,219 units compared with 626 starts recorded in the first two months of 2009.

Single-detached starts in the Edmonton area totalled 484 units in February, more than three-fold

Figure 1



Source: CMHC

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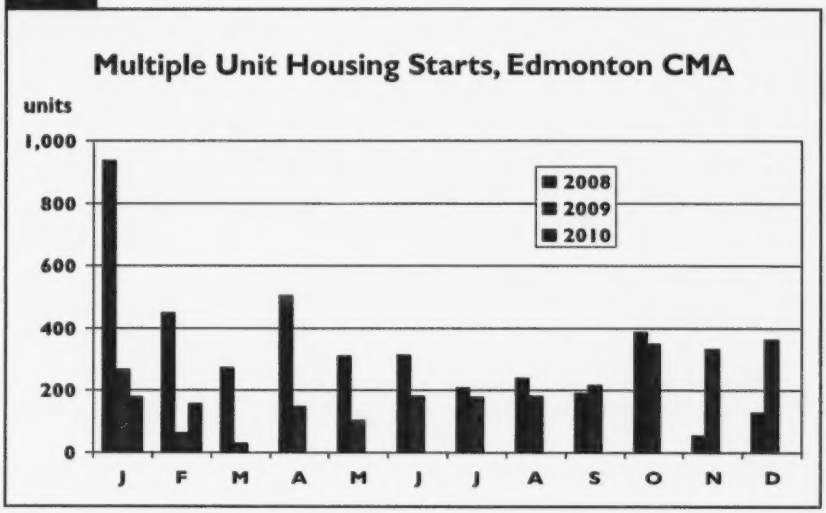
the 149 units tallied in the second month of 2009. For the year-to-date, builders poured foundations for 881 units compared with 296 during January and February of last year. With inventories down considerably from a year prior, builders are strengthening production in preparation for the important spring selling season. New singles under construction in February were up 66 per cent year-over-year to 3,194 units, representing the highest level since July 2007.

Single-detached completions increased on a year-over-year basis for the second month in a row in February to 341 units, representing a 7.6 per cent gain from a year prior. Absorptions rose by 25 per cent in February to 356 units compared with 285 units in the second month of 2009. With absorptions outpacing completions, inventories moved downward from the previous month to 405 units, a 59 per cent year-over-year decrease and representing the lowest inventory since March 2003.

The median price of single-detached units absorbed in February stood at $410,000, down almost 19 per cent from the same time last year. Readers should be mindful that in many cases the prices of these units were negotiated before construction began. For example, contractor selling prices reported by the Statistics Canada New House Price Index (NHPI) for Edmonton decreased by 6.5 per cent on a year-over-year basis in January. On a month-over-month basis, however, the Index has been inching upward for three consecutive months. This suggests that sale price discounting has abated across the region and the absorbed prices should begin a modest upturn later in the year.

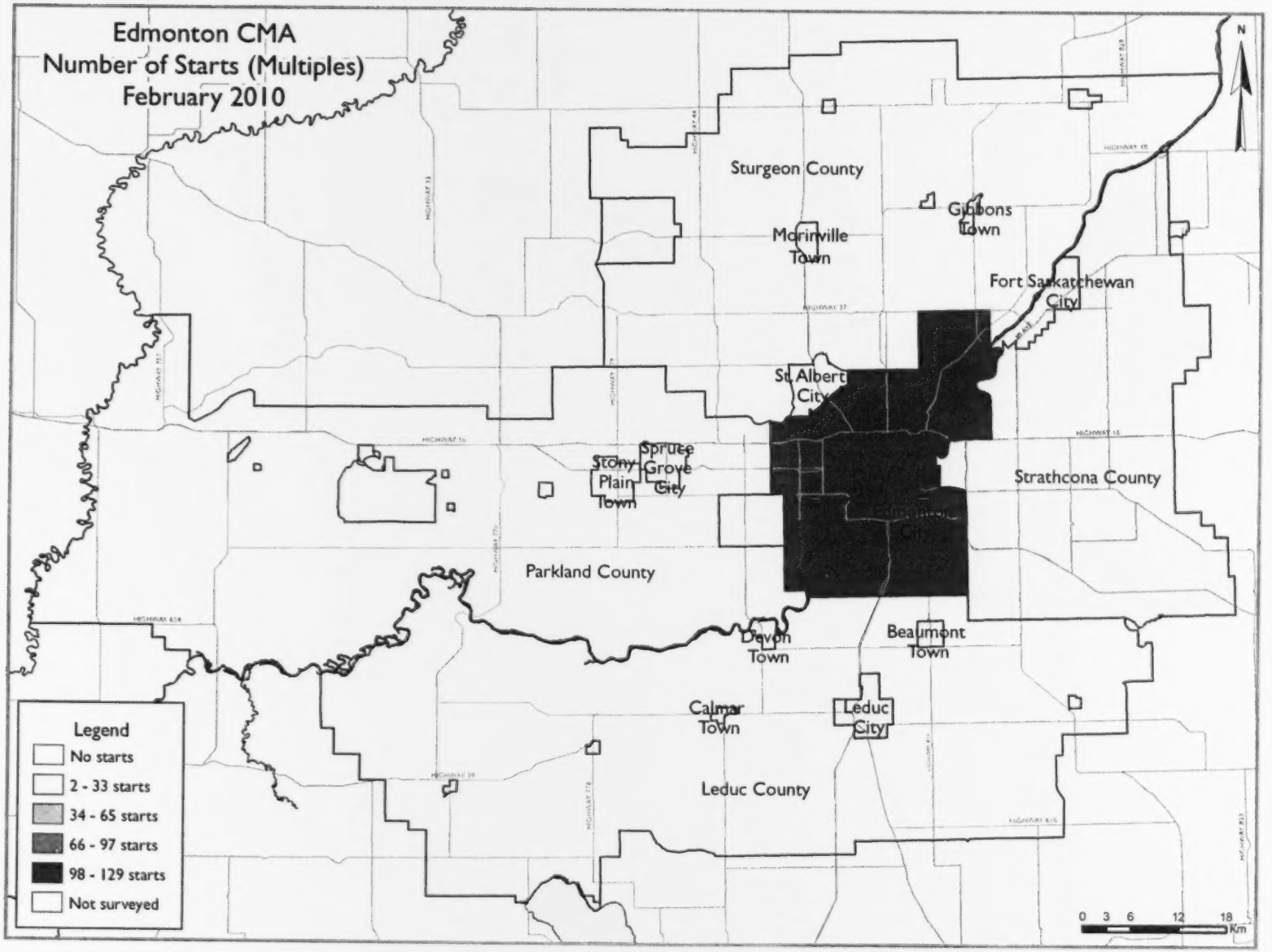
Figure 2

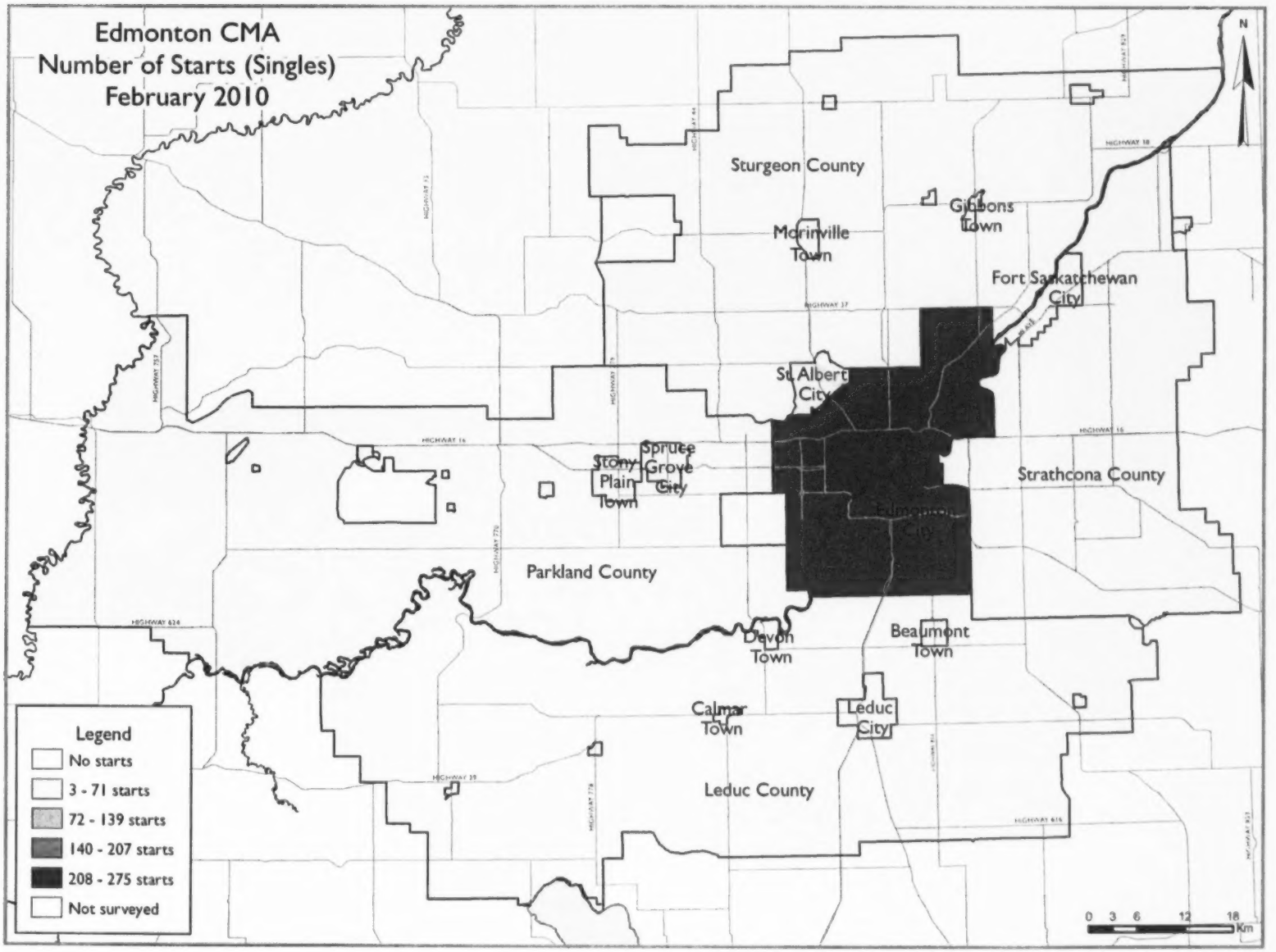


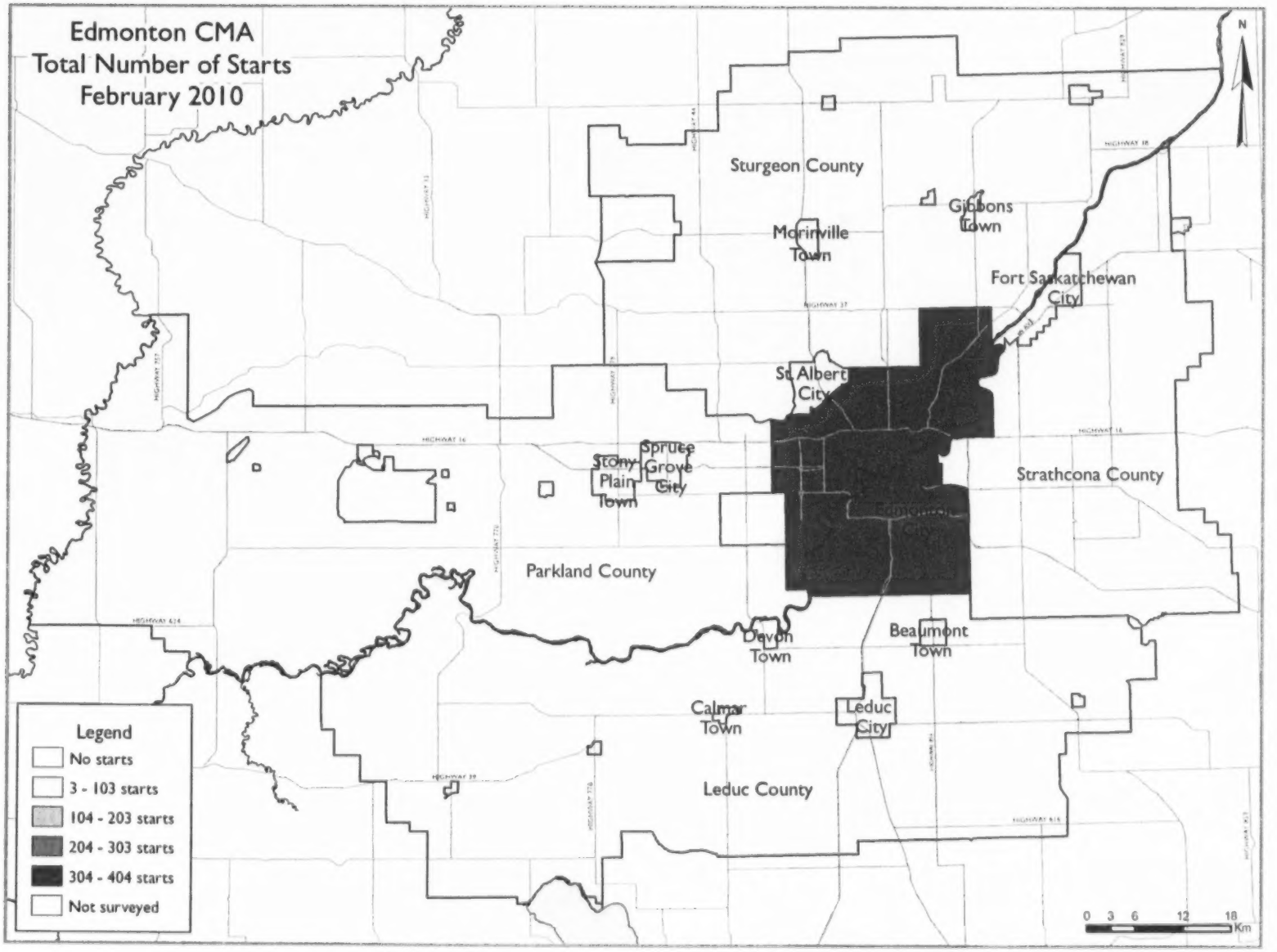
Source: CMHC

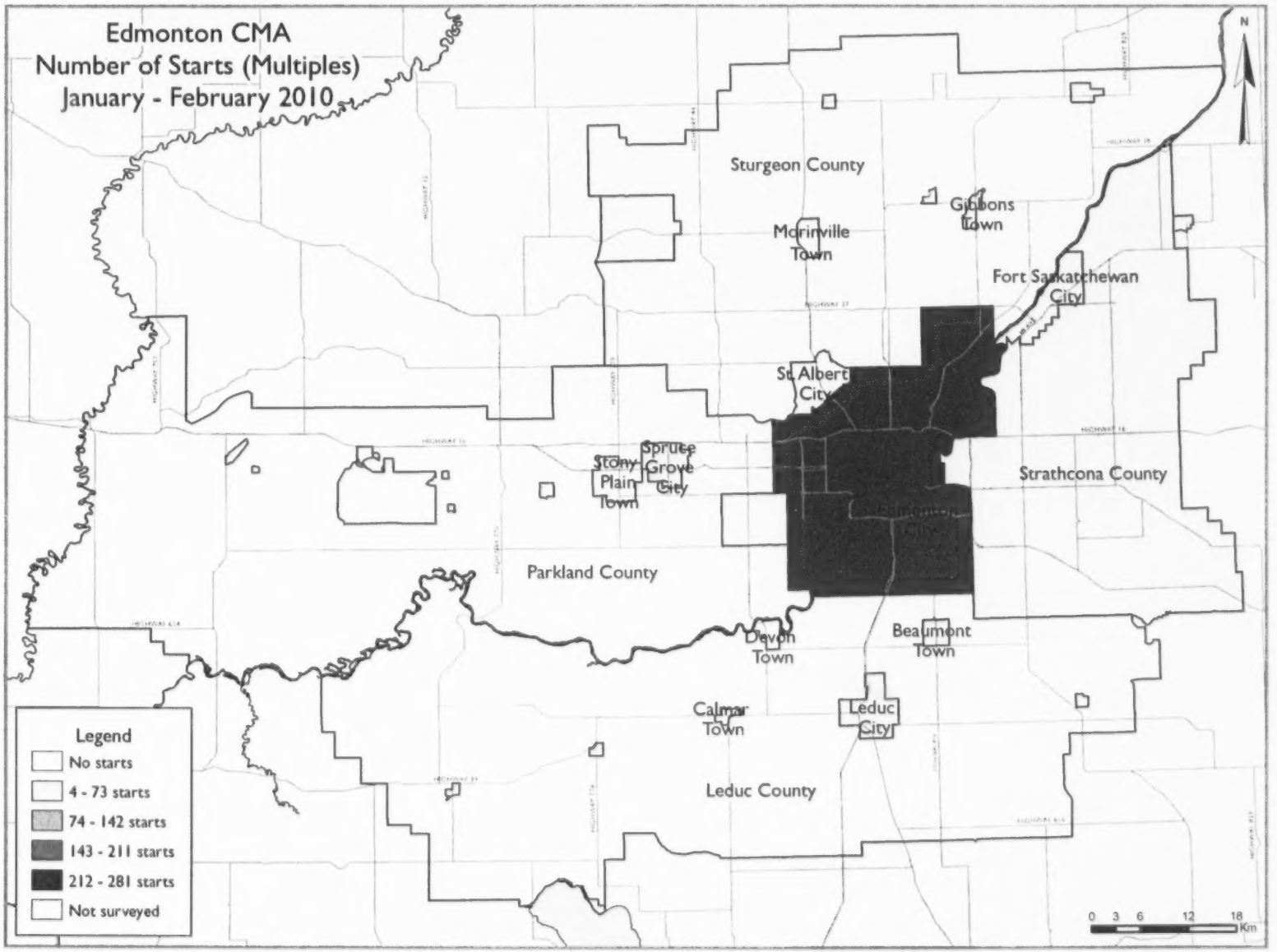
Multiple dwelling starts, which consist of semi-detached, row, and apartment units, increased on a year-over-year basis in February to 158 units compared with 64 starts in February 2009. After two months of activity, multi-family starts have increased by 2.4 per cent this year to 338 units compared with 330 units started in the same period in 2009. Sizable gains in semi-detached and row unit activity have been offset by continued weakness in apartment starts. New apartment inventories remain elevated in parts of Edmonton and this will dampen new apartment activity for much of the current year.

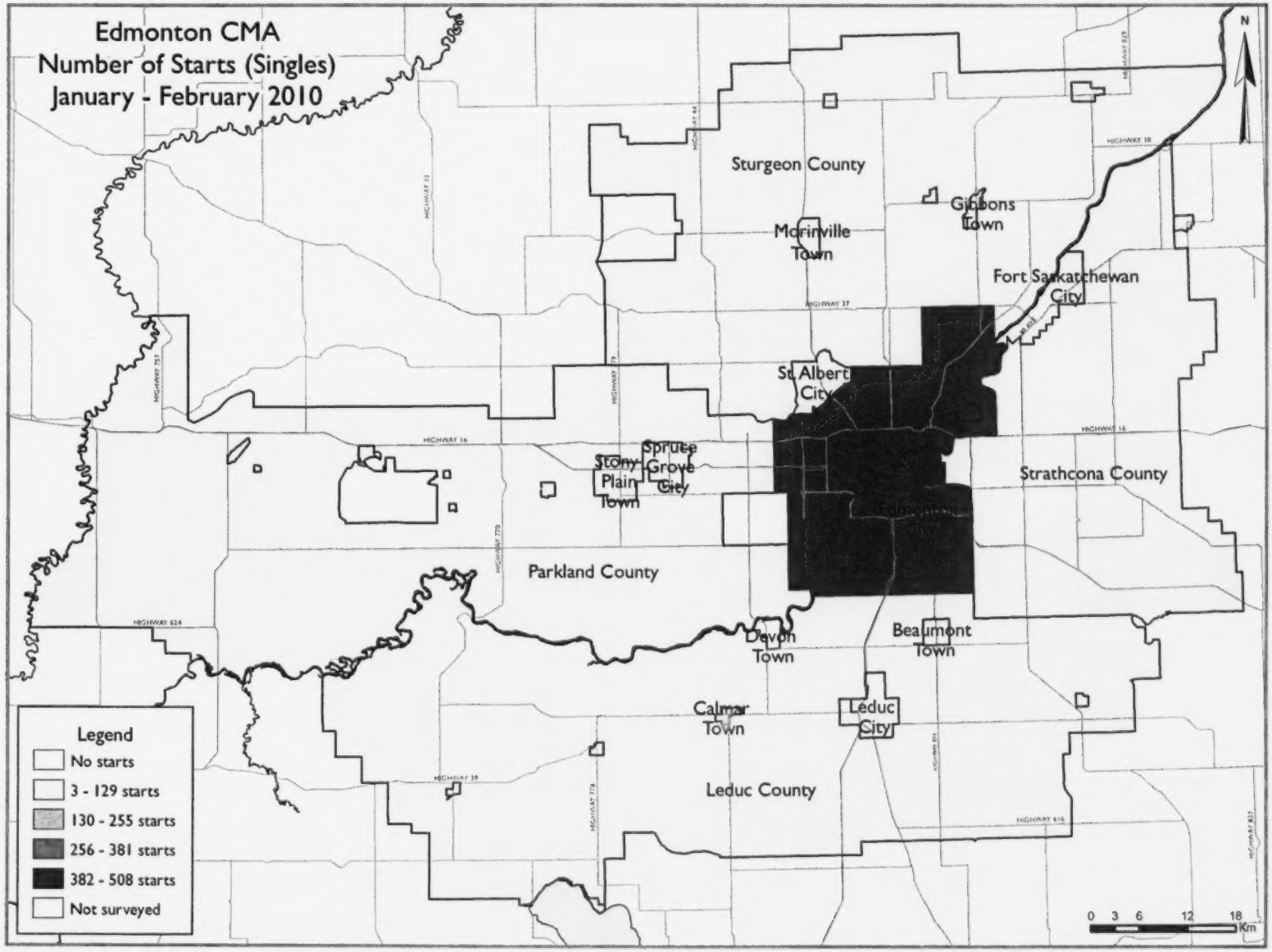
Multiple dwelling completions totalled 242 units in February compared with 545 units recorded in the second month of 2009. Meanwhile, multi-unit absorptions decreased by 34 per cent year-over-year in February to 287 units. Despite this reduction, absorptions exceeded completions by 45 units allowing for continued reductions in the region's inventory of unabsorbed multiples. At 1,017 units, the total stock of completed and unoccupied multiples was still one-third higher than a year prior but at the lowest level since August of last year. Apartment inventories peaked at 924 units in September of last year and have been declining steadily in the past five months, sitting at 726 units in February. At the same time last year, 312 newly completed apartment units sat ready for immediate occupancy.

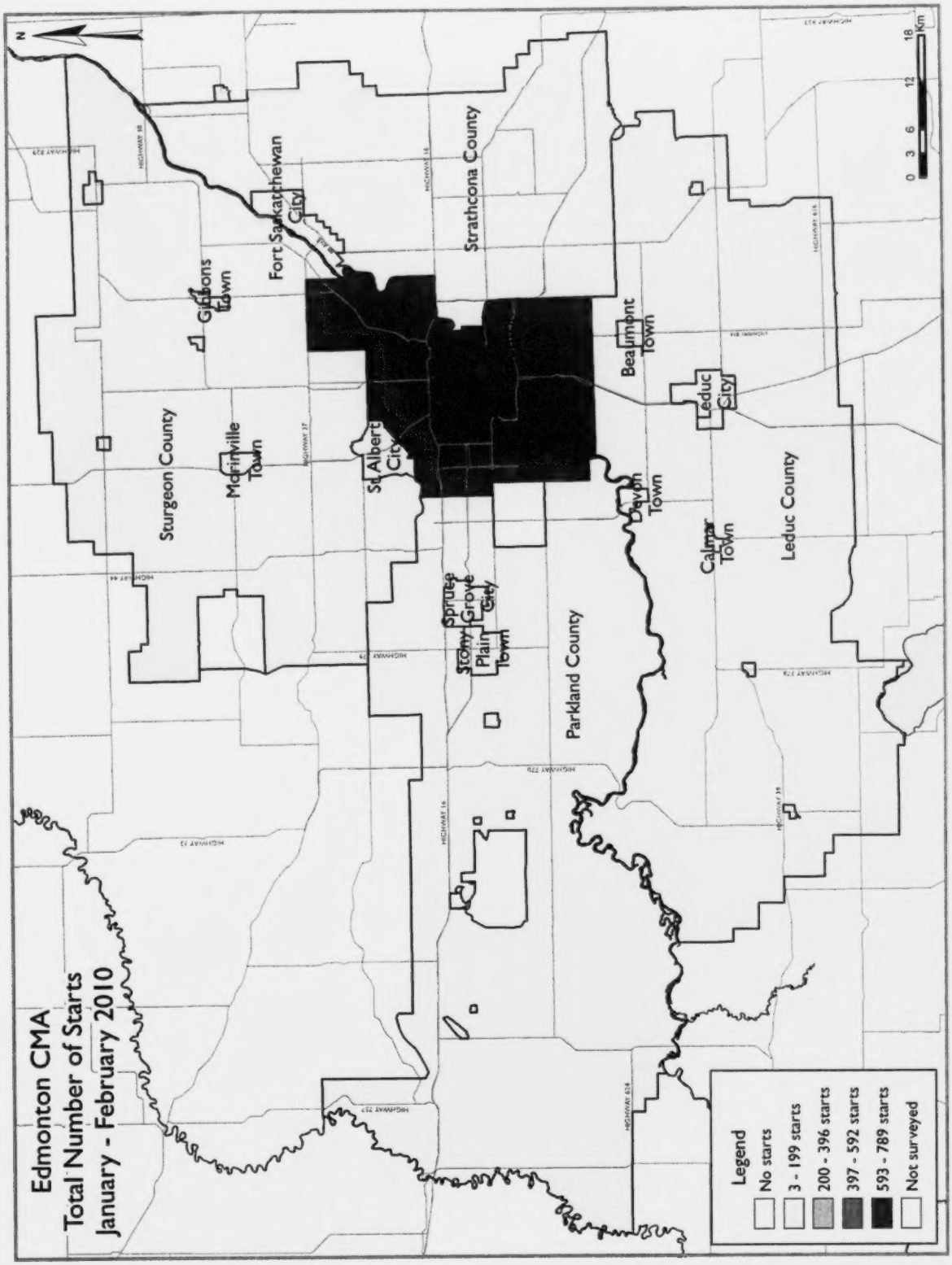

Edmonton CMA
Number of Starts (Multiples)
February 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Sprucе Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 33 starts
34 - 65 starts
66 - 97 starts
98 - 129 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
February 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 71 starts
72 - 139 starts
140 - 207 starts
208 - 275 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
February 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 103 starts
104 - 203 starts
204 - 303 starts
304 - 404 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - February 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 73 starts
74 - 142 starts
143 - 211 starts
212 - 281 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - February 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 129 starts
130 - 255 starts
256 - 381 starts
382 - 508 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - February 2010
Legend
No starts
3 - 199 starts
200 - 396 starts
397 - 592 starts
593 - 789 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	483	110	22	1	16	0	10	0	642
February 2009	149	46	4	0	14	0	0	0	213
% Change	**	139.1	**	n/a	14.3	n/a	n/a	n/a	**
Year-to-date 2010	879	214	22	2	75	5	22	0	1,219
Year-to-date 2009	296	78	4	0	22	144	0	82	626
% Change	197.0	174.4	**	n/a	**	-96.5	n/a	-100.0	94.7
UNDER CONSTRUCTION									
February 2010	3,169	766	101	16	881	2,220	35	487	7,675
February 2009	1,908	450	45	5	1,089	6,043	20	407	9,967
% Change	66.1	70.2	124.4	**	-19.1	-63.3	75.0	19.7	-23.0
COMPLETIONS									
February 2010	341	90	0	0	65	61	0	26	583
February 2009	317	114	6	0	87	310	0	28	862
% Change	7.6	-21.1	-100.0	n/a	-25.3	-80.3	n/a	-7.1	-32.4
Year-to-date 2010	714	150	3	1	111	380	0	28	1,387
Year-to-date 2009	634	218	9	0	141	752	14	122	1,890
% Change	12.6	-31.2	-66.7	n/a	-21.3	-49.5	-100.0	-77.0	-26.6
COMPLETED & NOT ABSORBED									
February 2010	403	61	10	0	219	704	2	22	1,421
February 2009	977	212	12	2	229	218	3	94	1,747
% Change	-58.8	-71.2	-16.7	-100.0	-4.4	**	-33.3	-76.6	-18.7
ABSORBED									
February 2010	356	98	1	0	88	73	2	25	643
February 2009	282	75	4	3	49	281	0	28	722
% Change	26.2	30.7	-75.0	-100.0	79.6	-74.0	n/a	-10.7	-10.9
Year-to-date 2010	707	150	4	1	130	410	2	51	1,455
Year-to-date 2009	636	174	8	3	90	689	14	28	1,642
% Change	11.2	-13.8	-50.0	-66.7	44.4	-40.5	-85.7	82.1	-11.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
February 2010	274	84	22	1	13	0	10	0	404
February 2009	76	36	0	0	6	0	0	0	118
Beaumont Town									
February 2010	25	0	0	0	0	0	0	0	25
February 2009	2	0	0	0	0	0	0	0	2
Devon Town									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2010	34	10	0	0	0	0	0	0	44
February 2009	9	2	0	0	0	0	0	0	11
Leduc City									
February 2010	20	2	0	0	0	0	0	0	22
February 2009	11	0	0	0	8	0	0	0	19
Leduc County									
February 2010	6	0	0	0	0	0	0	0	6
February 2009	4	0	0	0	0	0	0	0	4
Morinville Town									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	6	0	4	0	0	0	0	0	10
Parkland County									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	0	0	0	0	0	0	0	0	0
Spruce Grove City									
February 2010	35	2	0	0	0	0	0	0	37
February 2009	0	8	0	0	0	0	0	0	8
St. Albert City									
February 2010	18	0	0	0	0	0	0	0	18
February 2009	3	0	0	0	0	0	0	0	3
Stony Plain Town									
February 2010	10	0	0	0	0	0	0	0	10
February 2009	10	0	0	0	0	0	0	0	10
Strathcona County									
February 2010	39	12	0	0	3	0	0	0	54
February 2009	16	0	0	0	0	0	0	0	16
Sturgeon County									
February 2010	7	0	0	0	0	0	0	0	7
February 2009	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	3	0	0	0	0	0	0	0	3
Edmonton CMA									
February 2010	483	110	22	1	16	0	10	0	642
February 2009	149	46	4	0	14	0	0	0	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
February 2010	1,736	478	62	9	581	1,947	35	206	5,054
February 2009	784	236	30	5	732	4,906	18	106	6,817
Beaumont Town									
February 2010	111	12	0	0	28	0	0	0	151
February 2009	40	4	0	0	18	50	0	35	147
Devon Town									
February 2010	10	8	0	0	10	0	0	0	28
February 2009	4	0	0	0	20	0	0	0	24
Fort Saskatchewan City									
February 2010	124	82	7	0	30	0	0	152	395
February 2009	63	50	7	0	32	212	0	0	364
Leduc City									
February 2010	179	52	4	0	56	0	0	47	338
February 2009	112	20	0	0	107	158	0	0	397
Leduc County									
February 2010	62	0	0	0	0	0	0	0	62
February 2009	58	0	0	0	0	0	0	0	58
Morinville Town									
February 2010	39	2	7	0	46	20	0	0	114
February 2009	43	2	4	0	53	108	0	0	210
Parkland County									
February 2010	119	0	0	0	0	0	0	0	119
February 2009	188	0	0	0	0	0	0	0	188
Spruce Grove City									
February 2010	183	48	17	0	0	0	0	0	248
February 2009	113	86	4	0	0	283	0	0	486
St. Albert City									
February 2010	113	16	0	0	28	101	0	82	340
February 2009	51	12	0	0	0	65	0	132	260
Stony Plain Town									
February 2010	64	2	4	0	68	119	0	0	257
February 2009	76	4	0	0	95	166	0	0	341
Strathcona County									
February 2010	282	62	0	7	34	0	0	0	385
February 2009	194	30	0	0	32	74	2	134	466
Sturgeon County									
February 2010	100	2	0	0	0	0	0	0	102
February 2009	143	0	0	0	0	0	0	0	143
Remainder of the CMA									
February 2010	47	2	0	0	0	33	0	0	82
February 2009	39	6	0	0	0	21	0	0	66
Edmonton CMA									
February 2010	3,169	766	101	16	881	2,220	35	487	7,675
February 2009	1,908	450	45	5	1,089	6,043	20	407	9,967

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
February 2010	214	60	0	0	29	61	0	26	390
February 2009	177	88	6	0	31	189	0	0	491
Beaumont Town									
February 2010	6	4	0	0	0	0	0	0	10
February 2009	14	14	0	0	8	0	0	28	64
Devon Town									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2010	17	6	0	0	0	0	0	0	23
February 2009	3	6	0	0	0	0	0	0	9
Leduc City									
February 2010	18	4	0	0	20	0	0	0	42
February 2009	28	0	0	0	40	47	0	0	115
Leduc County									
February 2010	8	2	0	0	0	0	0	0	10
February 2009	13	0	0	0	0	0	0	0	13
Morinville Town									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	4	4	0	0	0	0	0	0	8
Parkland County									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	8	0	0	0	0	0	0	0	8
Spruce Grove City									
February 2010	10	2	0	0	0	0	0	0	12
February 2009	21	0	0	0	0	0	0	0	21
St. Albert City									
February 2010	16	0	0	0	0	0	0	0	16
February 2009	7	0	0	0	8	0	0	0	15
Stony Plain Town									
February 2010	14	0	0	0	0	0	0	0	14
February 2009	7	2	0	0	0	0	0	0	9
Strathcona County									
February 2010	26	12	0	0	16	0	0	0	54
February 2009	16	0	0	0	0	74	0	0	90
Sturgeon County									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	8	0	0	0	0	0	0	0	8
Edmonton CMA									
February 2010	341	90	0	0	65	61	0	26	583
February 2009	317	114	6	0	87	310	0	28	862

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2010	202	38	5	0	130	413	1	10	799
February 2009	418	134	6	0	92	106	3	94	853
Beaumont Town									
February 2010	14	0	0	0	2	0	0	0	16
February 2009	59	5	0	0	5	0	0	0	69
Devon Town									
February 2010	2	0	0	0	1	0	0	0	3
February 2009	6	0	0	0	8	0	0	0	14
Fort Saskatchewan City									
February 2010	31	11	1	0	21	73	0	0	137
February 2009	70	27	3	0	33	83	0	0	216
Leduc City									
February 2010	31	2	0	0	17	57	0	0	107
February 2009	96	3	0	0	19	16	0	0	134
Leduc County									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
February 2010	17	1	1	0	17	9	0	0	45
February 2009	59	4	1	0	18	0	0	0	82
Parkland County									
February 2010	7	0	0	0	0	0	0	0	7
February 2009	20	0	1	0	3	0	0	0	24
Spruce Grove City									
February 2010	14	2	3	0	0	93	0	0	112
February 2009	49	7	0	0	0	0	0	0	56
St. Albert City									
February 2010	29	3	0	0	1	0	0	0	33
February 2009	56	6	0	0	10	4	0	0	76
Stony Plain Town									
February 2010	19	0	0	0	23	43	1	0	86
February 2009	37	18	1	0	10	0	0	0	66
Strathcona County									
February 2010	31	4	0	0	7	16	0	12	70
February 2009	91	8	0	2	31	9	0	0	141
Sturgeon County									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	15	0	0	0	0	0	0	0	15
Edmonton CMA									
February 2010	403	61	10	0	219	704	2	22	1,421
February 2009	977	212	12	2	229	218	3	94	1,747

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
February 2010	219	63	1	0	55	70	0	25	433
February 2009	139	47	3	0	19	176	0	0	384
Beaumont Town									
February 2010	2	4	0	0	0	0	0	0	6
February 2009	10	11	0	0	3	0	0	28	52
Devon Town									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2010	18	9	0	0	2	0	0	0	29
February 2009	9	8	1	0	0	0	0	0	18
Leduc City									
February 2010	19	4	0	0	15	1	0	0	39
February 2009	25	0	0	0	21	31	0	0	77
Leduc County									
February 2010	8	2	0	0	0	0	0	0	10
February 2009	13	0	0	0	0	0	0	0	13
Morinville Town									
February 2010	6	0	0	0	0	0	0	0	6
February 2009	3	0	0	0	0	0	0	0	3
Parkland County									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	11	0	0	0	0	0	0	0	11
Spruce Grove City									
February 2010	10	4	0	0	0	0	0	0	14
February 2009	22	1	0	0	0	0	0	0	23
St. Albert City									
February 2010	19	0	0	0	0	0	0	0	19
February 2009	10	0	0	0	2	0	0	0	12
Stony Plain Town									
February 2010	15	0	0	0	2	0	2	0	19
February 2009	4	8	0	0	0	0	0	0	12
Strathcona County									
February 2010	29	12	0	0	14	2	0	0	57
February 2009	18	0	0	3	4	74	0	0	99
Sturgeon County									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	7	0	0	0	0	0	0	0	7
Edmonton CMA									
February 2010	356	98	1	0	88	73	2	25	643
February 2009	282	75	4	3	49	281	0	28	722

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Edmonton City	275	76	94	36	35	6	0	0	404	118	**
Beaumont Town	25	2	0	0	0	0	0	0	25	2	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	34	9	10	2	0	0	0	0	44	11	**
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	20	11	2	0	0	8	0	0	22	19	15.8
Leduc County	6	4	0	0	0	0	0	0	6	4	50.0
Morinville Town	4	6	0	0	0	4	0	0	4	10	-60.0
Parkland County	8	0	0	0	0	0	0	0	8	0	n/a
Spruce Grove City	35	0	2	8	0	0	0	0	37	8	**
St. Albert City	18	3	0	0	0	0	0	0	18	3	**
Stony Plain Town	10	10	0	0	0	0	0	0	10	10	0.0
Strathcona County	39	16	12	0	3	0	0	0	54	16	**
Sturgeon County	7	9	0	0	0	0	0	0	7	9	-22.2
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
Edmonton CMA	484	149	120	46	38	18	0	0	642	213	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	508	162	192	56	84	14	5	144	789	376	109.8
Beaumont Town	39	3	4	4	0	0	0	0	43	7	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	43	12	14	10	0	0	0	0	57	22	159.1
Gibbons Town	3	2	0	0	0	0	0	0	3	2	50.0
Leduc City	47	16	4	0	0	8	0	0	51	24	112.5
Leduc County	15	9	0	0	0	0	0	0	15	9	66.7
Morinville Town	9	8	0	0	0	4	0	0	9	12	-25.0
Parkland County	9	2	0	0	0	0	0	0	9	2	**
Spruce Grove City	77	11	20	8	0	0	0	0	97	19	**
St. Albert City	21	3	0	0	0	0	0	82	21	85	-75.3
Stony Plain Town	17	18	0	0	0	0	0	0	17	18	-5.6
Strathcona County	70	32	12	0	3	0	0	0	85	32	165.6
Sturgeon County	12	16	0	0	0	0	0	0	12	16	-25.0
Remainder of the CMA	11	2	0	0	0	0	0	0	11	2	**
Edmonton CMA	881	296	246	78	87	26	5	226	1,219	626	94.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Edmonton City	25	6	10	0	0	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	28	18	10	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	62	14	22	0	5	144	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	65	26	22	0	5	144	0	82

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Edmonton City	380	112	14	6	10	0	404	118
Beaumont Town	25	2	0	0	0	0	25	2
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	44	11	0	0	0	0	44	11
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	22	11	0	8	0	0	22	19
Leduc County	6	4	0	0	0	0	6	4
Morinville Town	4	10	0	0	0	0	4	10
Parkland County	8	0	0	0	0	0	8	0
Spruce Grove City	37	8	0	0	0	0	37	8
St. Albert City	18	3	0	0	0	0	18	3
Stony Plain Town	10	10	0	0	0	0	10	10
Strathcona County	51	16	3	0	0	0	54	16
Sturgeon County	7	9	0	0	0	0	7	9
Remainder of the CMA	3	2	0	0	0	0	3	2
Edmonton CMA	615	199	17	14	10	0	642	213

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	689	218	78	158	22	0	789	376
Beaumont Town	43	7	0	0	0	0	43	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	57	22	0	0	0	0	57	22
Gibbons Town	3	2	0	0	0	0	3	2
Leduc City	51	16	0	8	0	0	51	24
Leduc County	15	9	0	0	0	0	15	9
Morinville Town	9	12	0	0	0	0	9	12
Parkland County	9	2	0	0	0	0	9	2
Spruce Grove City	97	19	0	0	0	0	97	19
St. Albert City	21	3	0	0	0	82	21	85
Stony Plain Town	17	18	0	0	0	0	17	18
Strathcona County	81	32	4	0	0	0	85	32
Sturgeon County	12	16	0	0	0	0	12	16
Remainder of the CMA	11	2	0	0	0	0	11	2
Edmonton CMA	1,115	378	82	166	22	82	1,219	626

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Edmonton City	214	177	68	100	21	25	87	189	390	491	-20.6
Beaumont Town	6	14	4	14	0	8	0	28	10	64	-84.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	17	3	6	6	0	0	0	0	23	9	155.6
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	18	28	4	8	20	32	0	47	42	115	-63.5
Leduc County	8	13	2	0	0	0	0	0	10	13	-23.1
Morinville Town	2	4	0	4	0	0	0	0	2	8	-75.0
Parkland County	4	8	0	0	0	0	0	0	4	8	-50.0
Spruce Grove City	10	21	2	0	0	0	0	0	12	21	-42.9
St. Albert City	16	7	0	0	0	8	0	0	16	15	6.7
Stony Plain Town	14	7	0	2	0	0	0	0	14	9	55.6
Strathcona County	26	16	12	0	16	0	0	74	54	90	-40.0
Sturgeon County	5	11	0	0	0	0	0	0	5	11	-54.5
Remainder of the CMA	0	4	0	0	0	0	0	0	0	4	-100.0
Edmonton CMA	341	317	98	134	57	73	87	338	583	862	-32.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	439	352	118	184	43	49	408	626	1,008	1,211	-16.8
Beaumont Town	14	23	4	14	0	8	0	28	18	73	-75.3
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	4	0	0	5	10	0	0	5	14	-64.3
Fort Saskatchewan City	31	15	14	14	3	0	0	0	48	29	65.5
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	47	58	6	38	20	32	0	47	73	175	-58.3
Leduc County	13	19	2	0	0	0	0	0	15	19	-21.1
Morinville Town	3	14	0	4	0	0	0	0	3	18	-83.3
Parkland County	13	18	0	0	0	3	0	0	13	21	-38.1
Spruce Grove City	30	36	6	8	0	0	0	0	36	44	-18.2
St. Albert City	34	15	2	0	0	8	0	0	36	23	56.5
Stony Plain Town	22	7	8	2	0	0	0	0	30	9	**
Strathcona County	54	35	14	0	19	8	0	173	87	216	-59.7
Sturgeon County	14	25	0	0	0	0	0	0	14	25	-44.0
Remainder of the CMA	0	9	0	0	0	0	0	0	0	9	-100.0
Edmonton CMA	715	634	174	264	90	118	408	874	1,387	1,890	-26.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Edmonton City	21	25	0	0	61	189	26	0
Beaumont Town	0	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	32	0	0	0	47	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	16	0	0	0	0	74	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	57	73	0	0	61	310	26	28

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	43	49	0	0	380	532	28	94
Beaumont Town	0	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	32	0	0	0	47	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	19	8	0	0	0	173	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	90	118	0	0	380	752	28	122

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Edmonton City	274	271	90	220	26	0	390	491
Beaumont Town	10	28	0	8	0	28	10	64
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	23	9	0	0	0	0	23	9
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	22	28	20	87	0	0	42	115
Leduc County	10	13	0	0	0	0	10	13
Morinville Town	2	8	0	0	0	0	2	8
Parkland County	4	8	0	0	0	0	4	8
Spruce Grove City	12	21	0	0	0	0	12	21
St. Albert City	16	7	0	8	0	0	16	15
Stony Plain Town	14	9	0	0	0	0	14	9
Strathcona County	38	16	16	74	0	0	54	90
Sturgeon County	5	11	0	0	0	0	5	11
Remainder of the CMA	0	4	0	0	0	0	0	4
Edmonton CMA	431	437	126	397	26	28	583	862

Table 3.5: Completions by Submarket and by Intended Market January - February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	540	504	440	599	28	108	1,008	1,211
Beaumont Town	18	37	0	8	0	28	18	73
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	4	5	10	0	0	5	14
Fort Saskatchewan City	48	29	0	0	0	0	48	29
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	53	88	20	87	0	0	73	175
Leduc County	15	19	0	0	0	0	15	19
Morinville Town	3	18	0	0	0	0	3	18
Parkland County	13	21	0	0	0	0	13	21
Spruce Grove City	36	44	0	0	0	0	36	44
St. Albert City	34	15	2	8	0	0	36	23
Stony Plain Town	24	9	6	0	0	0	30	9
Strathcona County	68	35	19	181	0	0	87	216
Sturgeon County	14	25	0	0	0	0	14	25
Remainder of the CMA	0	9	0	0	0	0	0	9
Edmonton CMA	867	861	492	893	28	136	1,387	1,890

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
February 2010	53	24.7	100	46.5	43	20.0	6	2.8	13	6.0	215	404,100	445,221
February 2009	9	6.5	33	23.7	31	22.3	27	19.4	39	28.1	139	525,000	617,059
Year-to-date 2010	90	21.6	174	41.8	85	20.4	24	5.8	43	10.3	416	419,650	466,197
Year-to-date 2009	17	5.2	73	22.3	89	27.2	51	15.6	97	29.7	327	525,000	651,437
Beaumont Town													
February 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2009	1	10.0	4	40.0	4	40.0	0	0.0	1	10.0	10	445,000	464,200
Year-to-date 2010	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	365,221	360,038
Year-to-date 2009	1	7.1	4	28.6	7	50.0	1	7.1	1	7.1	14	471,200	483,700
Calmar Town													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Fort Saskatchewan City													
February 2010	7	38.9	8	44.4	1	5.6	1	5.6	1	5.6	18	354,270	379,363
February 2009	1	11.1	6	66.7	1	11.1	1	11.1	0	0.0	9	--	--
Year-to-date 2010	10	32.3	13	41.9	3	9.7	4	12.9	1	3.2	31	365,100	402,082
Year-to-date 2009	1	4.3	13	56.5	7	30.4	1	4.3	1	4.3	23	419,900	449,383
Gibbons Town													
February 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2009	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Leduc City													
February 2010	10	52.6	7	36.8	1	5.3	1	5.3	0	0.0	19	335,622	360,610
February 2009	2	8.0	5	20.0	14	56.0	4	16.0	0	0.0	25	509,000	486,644
Year-to-date 2010	31	64.6	13	27.1	2	4.2	2	4.2	0	0.0	48	306,670	335,482
Year-to-date 2009	6	11.1	12	22.2	28	51.9	7	13.0	1	1.9	54	478,750	478,370
Leduc County													
February 2010	0	0.0	2	25.0	5	62.5	0	0.0	1	12.5	8	--	--
February 2009	1	7.7	1	7.7	0	0.0	4	30.8	7	53.8	13	700,000	686,538
Year-to-date 2010	0	0.0	3	25.0	8	66.7	0	0.0	1	8.3	12	475,500	494,128
Year-to-date 2009	1	5.3	1	5.3	2	10.5	7	36.8	8	42.1	19	625,000	659,211
Morinville Town													
February 2010	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
February 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2009	2	12.5	11	68.8	2	12.5	0	0.0	1	6.3	16	423,450	468,369

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
February 2010	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
February 2009	1	9.1	1	9.1	1	9.1	2	18.2	6	54.5	11	689,000	650,897
Year-to-date 2010	3	21.4	0	0.0	0	0.0	1	7.1	10	71.4	14	767,400	809,452
Year-to-date 2009	2	8.0	3	12.0	4	16.0	2	8.0	14	56.0	25	691,000	669,166
Spruce Grove City													
February 2010	7	70.0	3	30.0	0	0.0	0	0.0	0	0.0	10	337,450	349,778
February 2009	3	13.6	12	54.5	7	31.8	0	0.0	0	0.0	22	398,875	413,671
Year-to-date 2010	17	56.7	12	40.0	1	3.3	0	0.0	0	0.0	30	341,798	346,094
Year-to-date 2009	9	22.0	21	51.2	9	22.0	1	2.4	1	2.4	41	395,983	407,447
St. Albert City													
February 2010	0	0.0	8	42.1	3	15.8	6	31.6	2	10.5	19	528,900	558,526
February 2009	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	604,900	748,800
Year-to-date 2010	1	3.1	11	34.4	7	21.9	8	25.0	5	15.6	32	515,500	559,263
Year-to-date 2009	0	0.0	0	0.0	5	22.7	3	13.6	14	63.6	22	741,650	767,141
Stony Plain Town													
February 2010	10	66.7	4	26.7	0	0.0	0	0.0	1	6.7	15	327,726	355,403
February 2009	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	15	62.5	7	29.2	1	4.2	0	0.0	1	4.2	24	332,487	349,244
Year-to-date 2009	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	329,719	338,165
Strathcona County													
February 2010	0	0.0	11	37.9	6	20.7	5	17.2	7	24.1	29	490,000	605,828
February 2009	0	0.0	3	14.3	7	33.3	2	9.5	9	42.9	21	559,000	700,048
Year-to-date 2010	0	0.0	21	38.2	14	25.5	7	12.7	13	23.6	55	490,000	615,496
Year-to-date 2009	0	0.0	9	18.8	16	33.3	5	10.4	18	37.5	48	540,000	662,333
Sturgeon County													
February 2010	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
February 2009	1	9.1	4	36.4	1	9.1	4	36.4	1	9.1	11	460,000	490,909
Year-to-date 2010	3	21.4	0	0.0	3	21.4	0	0.0	8	57.1	14	680,000	708,929
Year-to-date 2009	4	16.0	5	20.0	3	12.0	7	28.0	6	24.0	25	560,000	584,800
Remainder of the CMA													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Edmonton CMA													
February 2010	94	26.7	145	41.2	61	17.3	19	5.4	33	9.4	352	410,000	462,755
February 2009	27	9.5	75	26.3	69	24.2	47	16.5	67	23.5	285	505,000	574,041
Year-to-date 2010	182	26.1	261	37.4	126	18.1	46	6.6	82	11.8	697	413,600	469,772
Year-to-date 2009	55	8.6	159	24.9	176	27.5	87	13.6	162	25.4	639	508,400	597,750

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2010						
Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	445,221	617,059	-27.8	466,197	651,437	-28.4
Beaumont Town	--	464,200	n/a	360,038	483,700	-25.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	379,363	--	n/a	402,082	449,383	-10.5
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	360,610	486,644	-25.9	335,482	478,370	-29.9
Leduc County	--	686,538	n/a	494,128	659,211	-25.0
Morinville Town	--	--	n/a	--	468,369	n/a
Parkland County	--	650,897	n/a	809,452	669,166	21.0
Spruce Grove City	349,778	413,671	-15.4	346,094	407,447	-15.1
St. Albert City	558,526	748,800	-25.4	559,263	767,141	-27.1
Stony Plain Town	355,403	--	n/a	349,244	338,165	3.3
Strathcona County	605,828	700,048	-13.5	615,496	662,333	-7.1
Sturgeon County	--	490,909	n/a	708,929	584,800	21.2
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	462,755	574,041	-19.4	469,772	597,750	-21.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
February 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,525	2,505	2,622	58.2	316,927	2.6	325,969
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	1,805	-28.2		5,093			312,238	-6.9	
	YTD 2010	2,182	20.9		4,704			316,059	1.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39		122.9	617	6.8	72.2	905
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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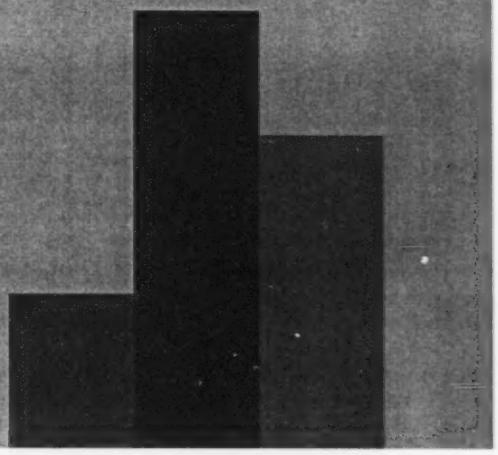

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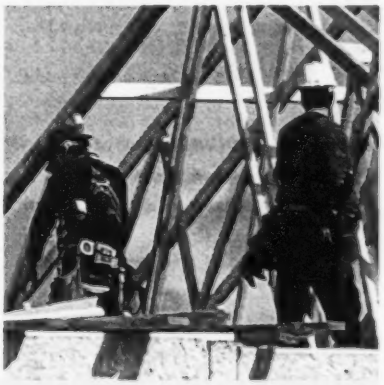

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